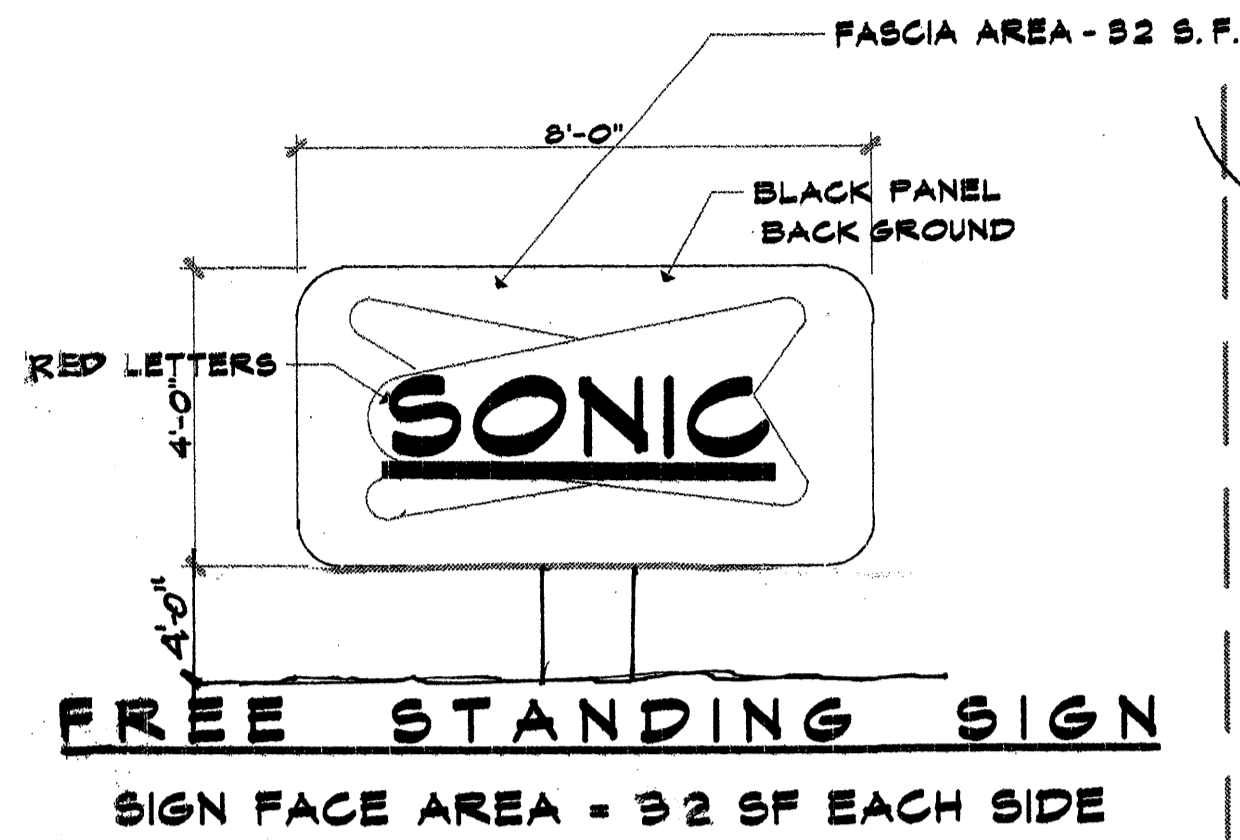
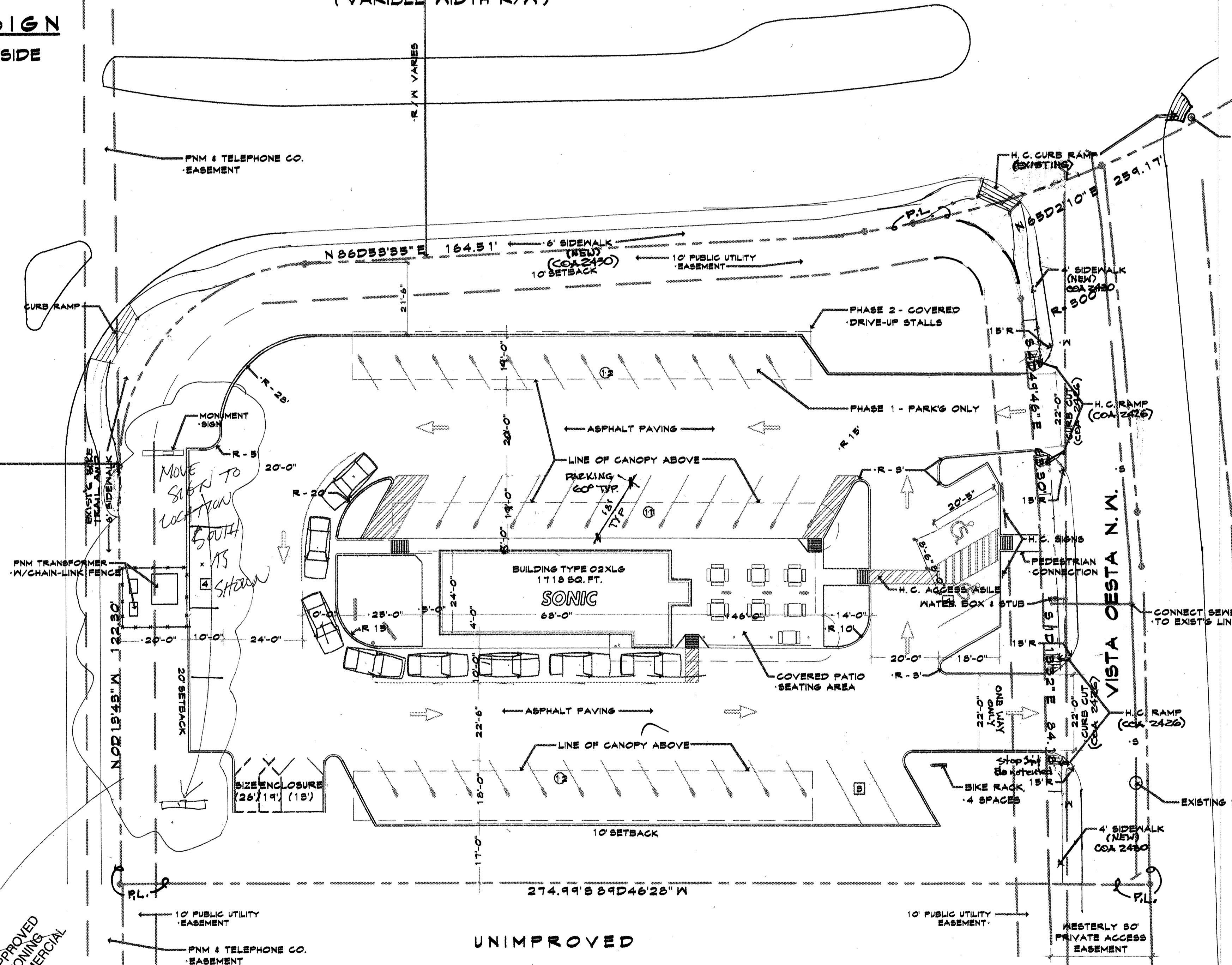


SONIC

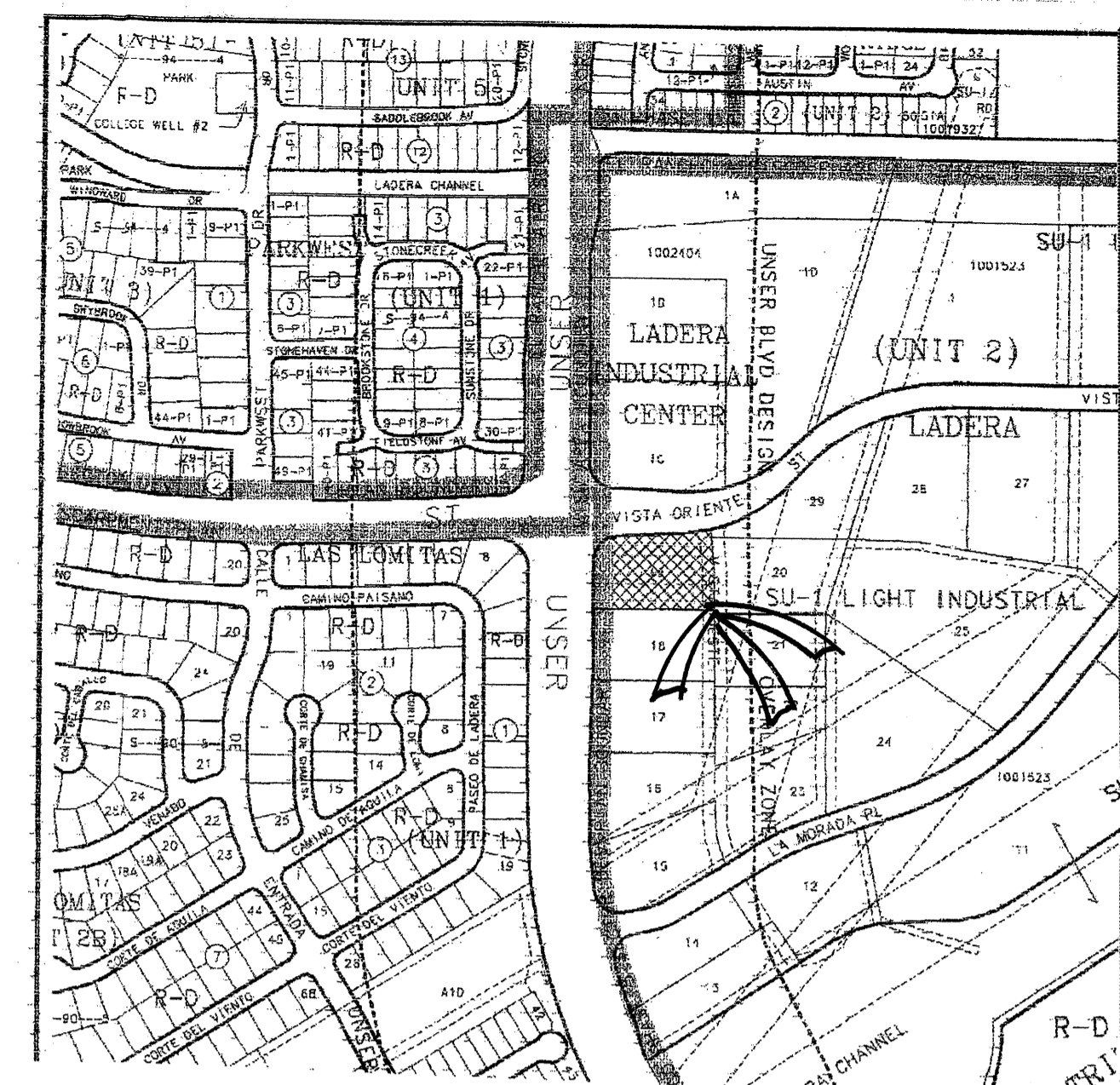


VISTA ORIENTE STREET N.W.
(VARIABLE WIDTH R/W)

UNSER BLY'D N.W.
(156' R/W)



Approved
12-14-2005
APPROVED ZONING COMMERCIAL



PARKING:

REQUIRED - BUILD'G = 1700 SF/200 = 9 SPACES
SEATING FOR 14 / 3 = 5 SPACES
UNDER CANOPY = 23 SPACES
TOTAL REQUIRED = 37 SPACES

PROVIDED - TOTAL OF 46 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES
PROVIDED = 4 SPACES

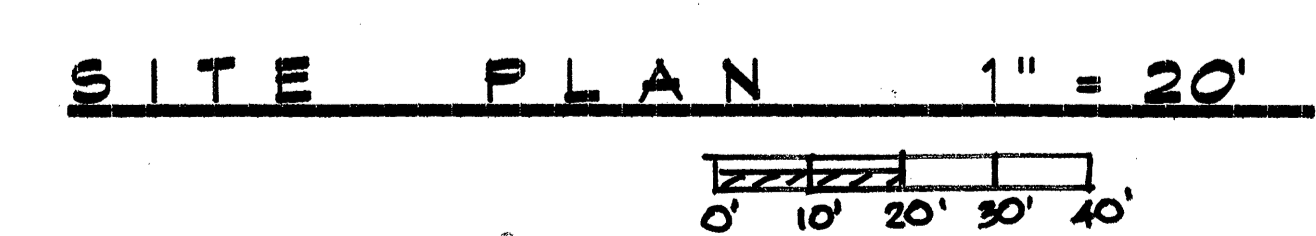
SITE PLAN for BUILDING PERMIT

APPLICATION NO. 05DRB-00386
PROJECT NO. 1004231

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

 Roger L. Green Traffic Engineering, Transportation Division Utilities Development	6-14-05 Date 6-8-05 Date
 Christina Sandoval Parks and Recreation Department	6-8-05 Date
 City Engineer	6-17-05 Date
 Michael Helton Solid Waste Management	5-23-05 Date
 DRB Chairperson, Planning Department	6/08/05 Date

LEGAL DESCRIPTION
TRACT #19, LADERA INDUSTRIAL CENTER



JOB NO:

DATE: MAY '05

REVISION:

DRAWN BY:

CHECKED BY: J.W.M.

SHEET TITLE

SITE PLAN, NOTES AND DETAILS

PLANNERS

ARCHITECTS

MILLER AND ASSOCIATES

5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505 345-1512

2119 VISTA OESTA N.W.
ALBUQUERQUE, NEW MEXICO

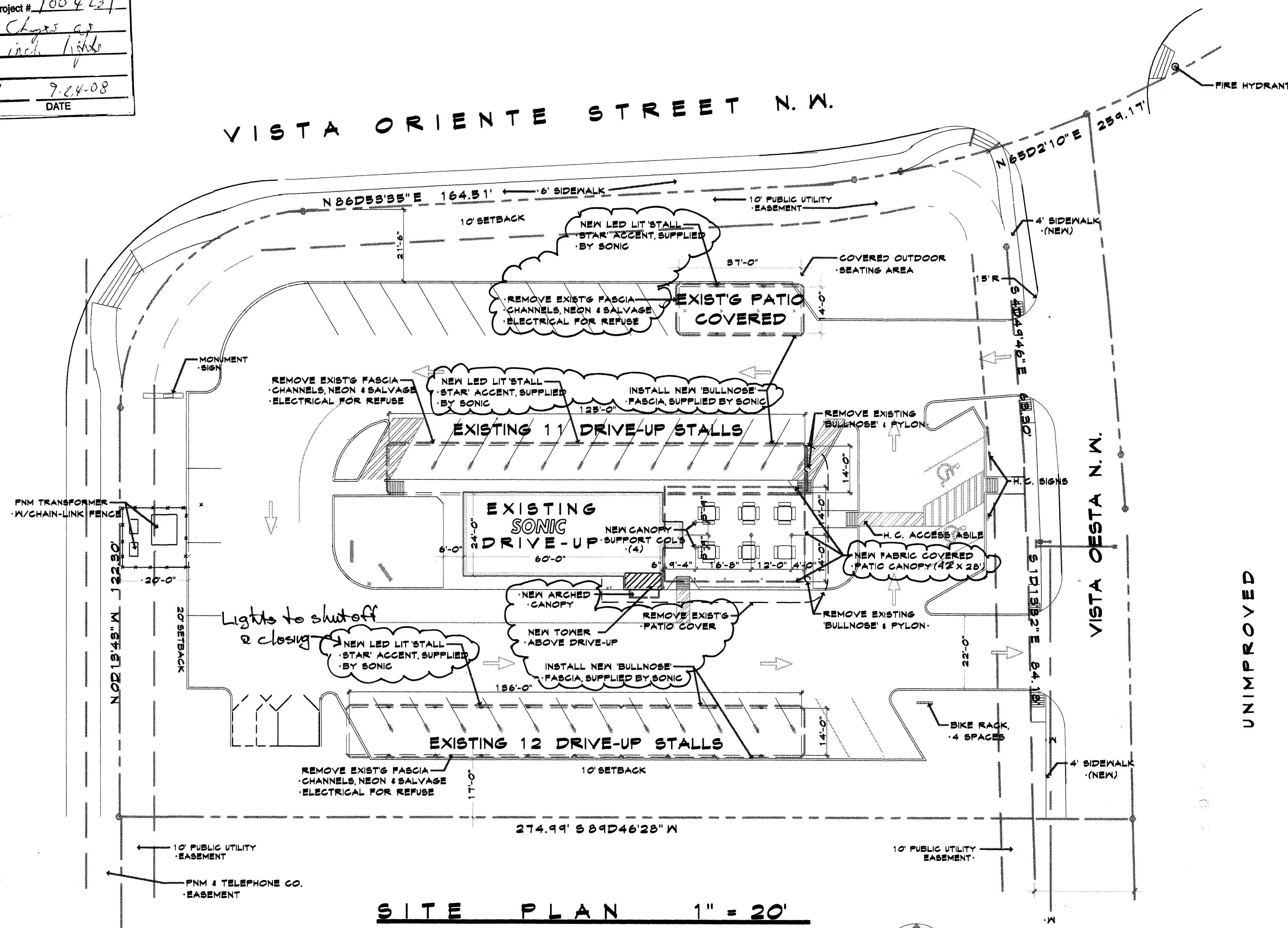
JOB TITLE

SP

SONIC

CANOPY RETROFIT

ADMINISTRATIVE AMENDMENT	
File # 08-10138	Project # 1004231
Building Change as Noted, inch lights	
APPROVED BY: <i>[Signature]</i>	DATE: 9.24.08



DESIGN DATA:

CONSTRUCTION GROUP F - 1
 CONSTRUCTION TYPE VB
 SOIL BEARING 1,500 PSF
 WIND PRESSURE 90 MPH
 CONCRETE STRENGTH:
 STRUCTURAL 3,000 PSI
 FLATWORK 3,000 PSI
 FLOOR AREAS:
 NEW CANOPY AREA = 840 SQ. FT.
 ROOF LOAD 20 PSF
 SEISMIC USE GROUP 1
 ZONE MAP NO. H - 11

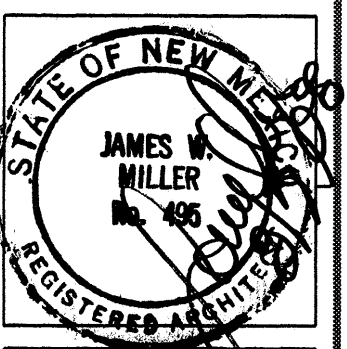
SIGN SCHEDULE

ITEM	QTY.	REFERENCE	SIGN TYPE
A	1	SD2.11	PYLON SIGN
B	1	SD2.04	ENTER SIGN
C	1	SD2.04	EXIT SIGN
D	1	A2.01	SIGN ON BLDG.
E	2	SD2.19	HANDICAPPED PARKING SIGN

GENERAL NOTES:

- ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
- LOCATIONS OF PYLON / MONUMENT SIGNS AND ENTER / EXIT SIGNS ARE NOT EXACT. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH OWNER / CONSTRUCTION MANAGER.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.

LEGAL DESCRIPTION



JOB NO.:
 DATE:
 REVISION:
 DRAWN BY:
 CHECKED BY: J.W.M.

SITE PLAN & NOTES

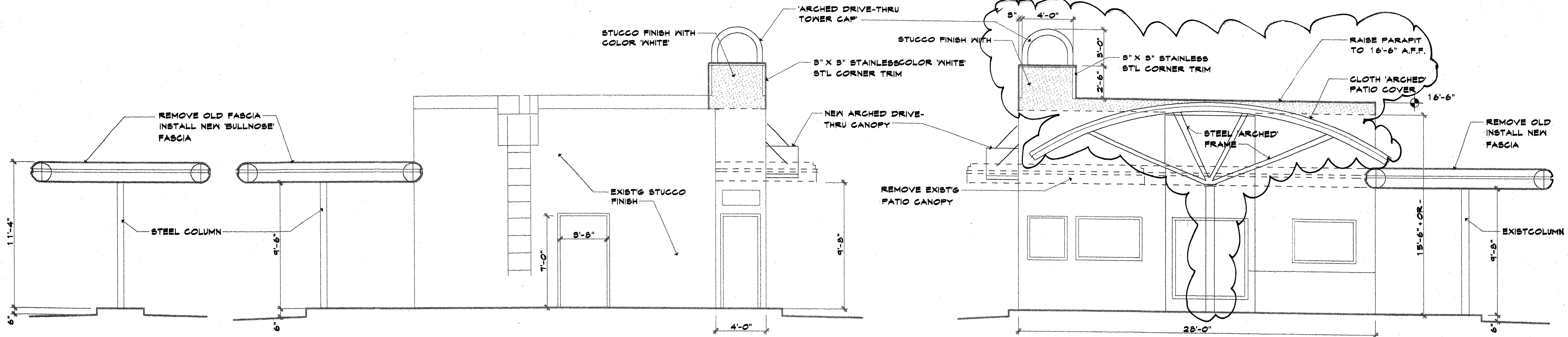
SHEET TITLE

MILLER AND ASSOCIATES
 ARCHITECTS
 PLANNERS
 8500 BECONG STREET, N.W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE (505) 545-1512

SONIC
 2119 VISTA OESTA N.W.
 ALBUQUERQUE, NEW MEXICO

JOB TITLE

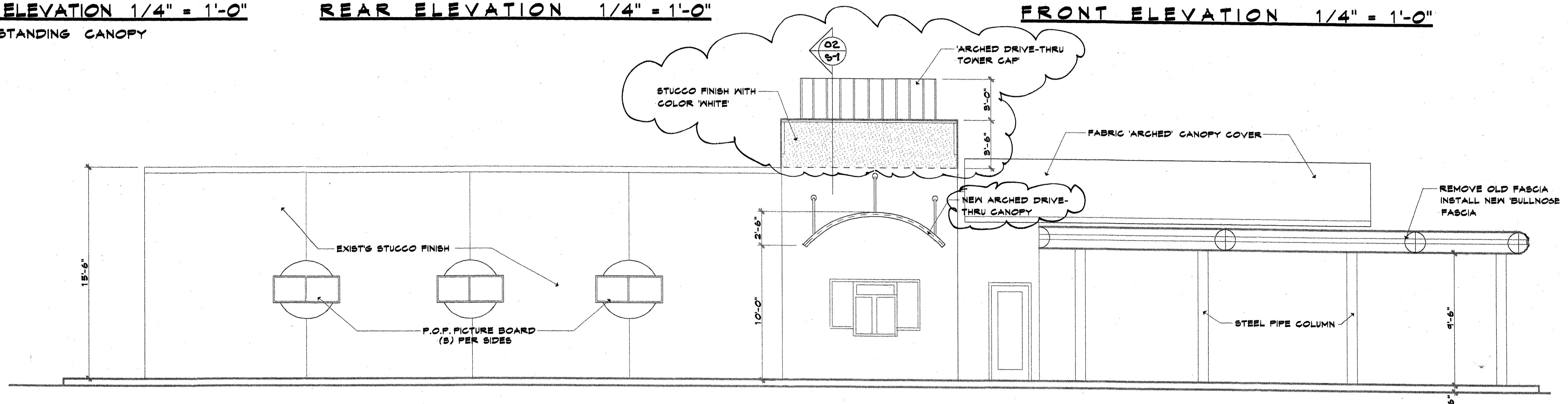
SD1



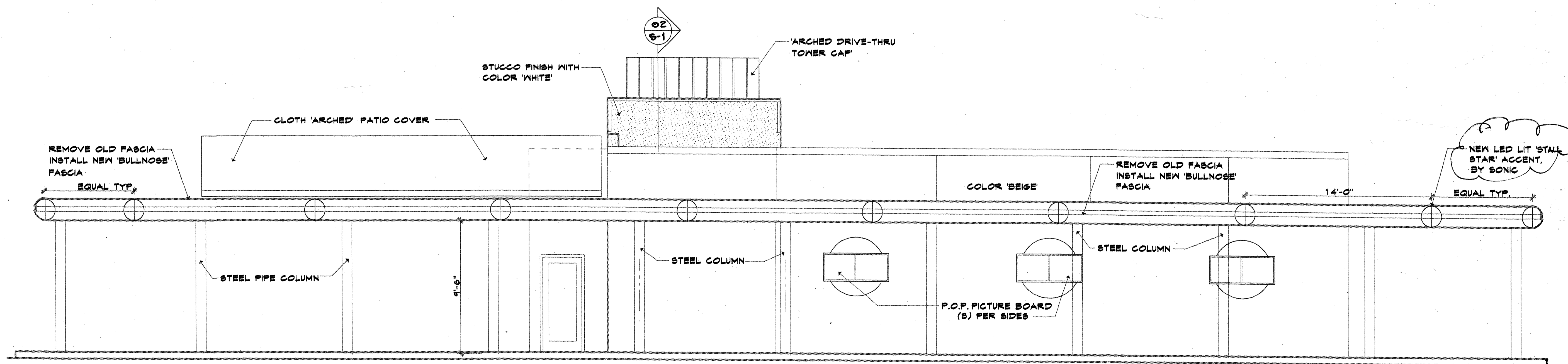
CANOPY ELEVATION 1/4" = 1'-0"
FREE STANDING CANOPY

REAR ELEVATION 1/4" = 1'-0"

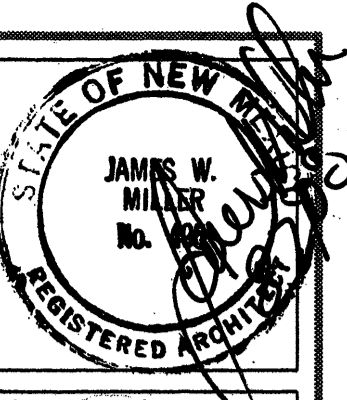
FRONT ELEVATION 1/4" = 1'-0"



DRIVE-THRU SIDE ELEVATION 1/4" = 1'-0"



SIDE ELEVATION 1/4" = 1'-0"



JOB NO: _____
DATE: _____
REVISION: _____
DRAWN BY: _____
CHECKED BY: J.W.M.

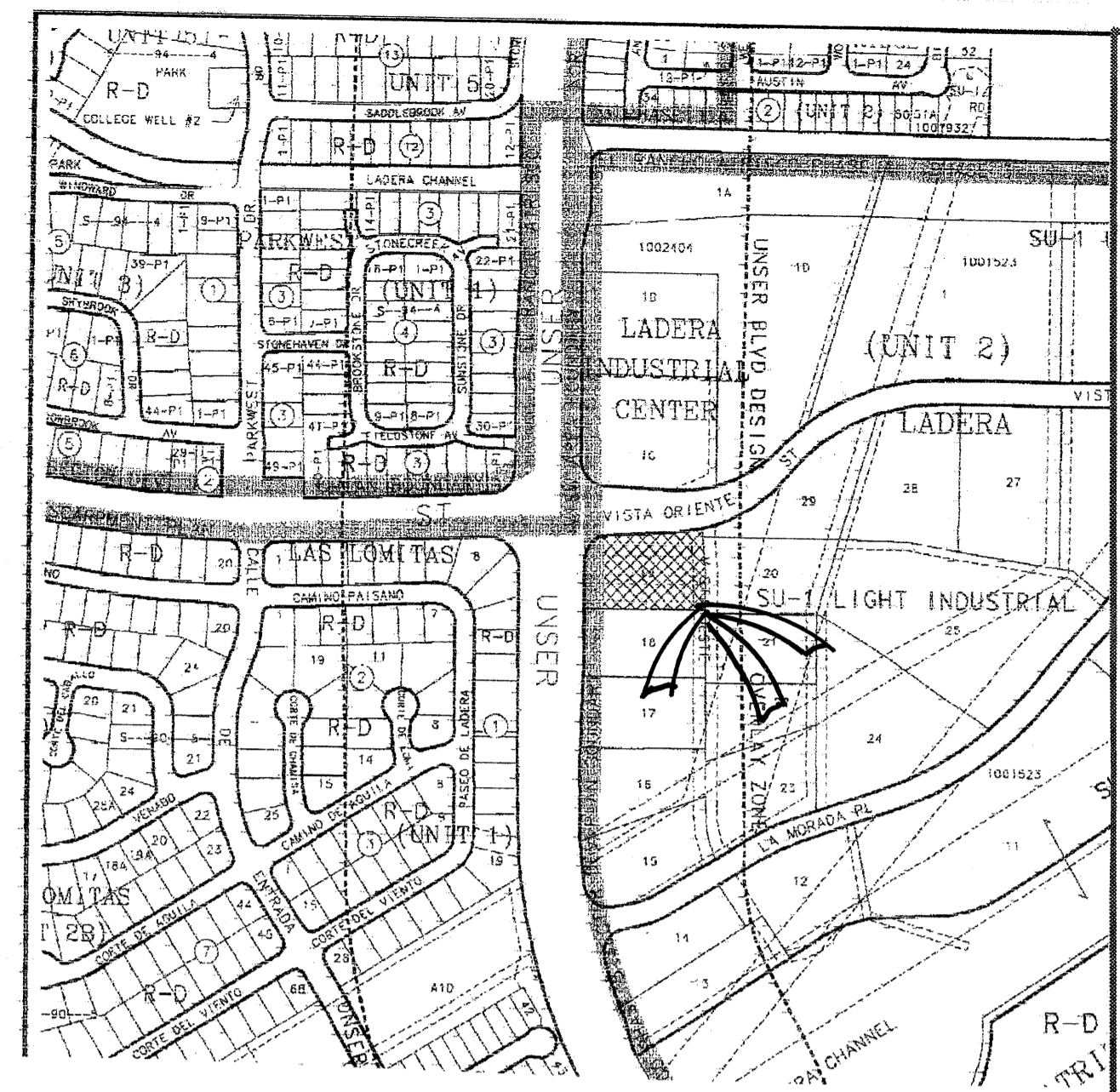
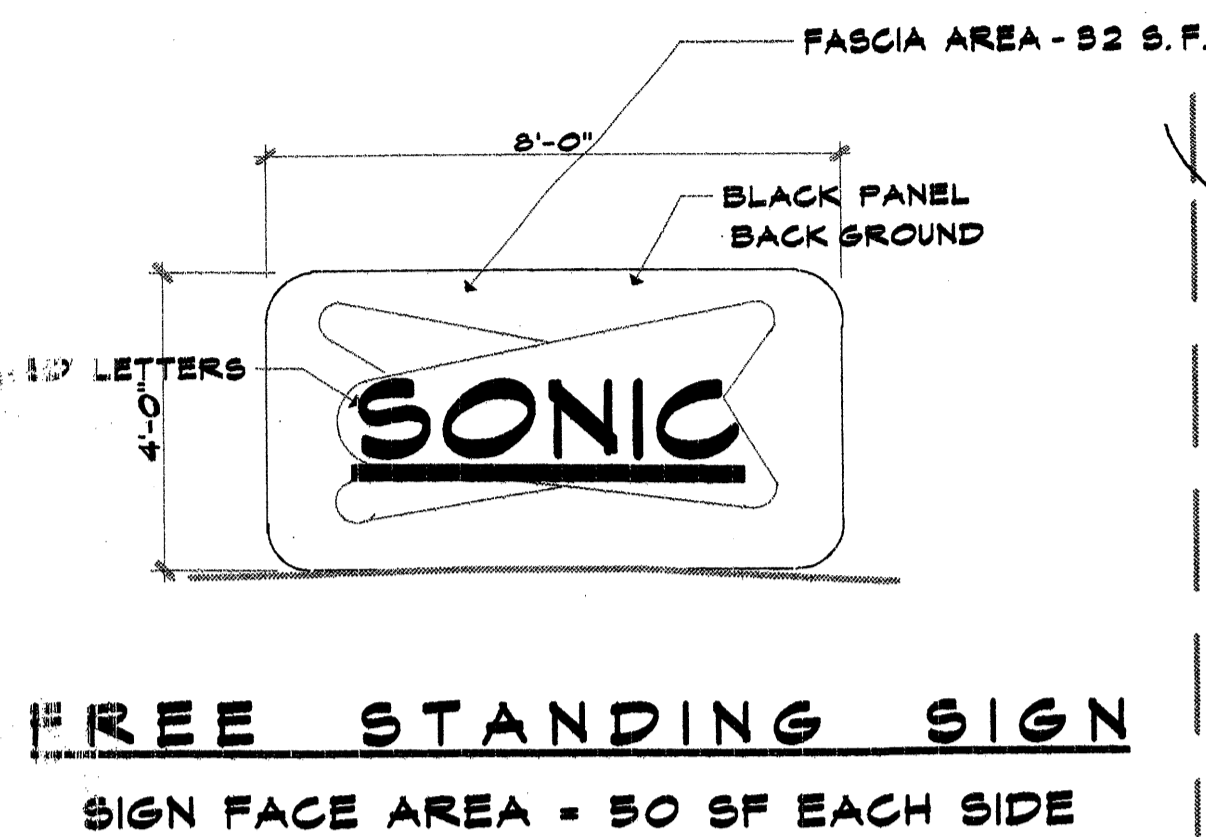
SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

ARCHITECTS
MILLER AND ASSOCIATES
PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 801/545-1512

SONIC
2119 VISTA OESTA N.W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE
AS

SONIC



VICINITY MAP:

PARKING:

REQUIRED - BUILD'G = 1700 SF/200
= 9 SPACES
SEATING FOR 14 / 3 =
5 SPACES
UNDER CANOPY = 23 SPACES
TOTAL REQUIRED = 37 SPACES
PROVIDED = TOTAL OF 37 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES
PROVIDED = 4 SPACES

DRB SITE DEVELOPMENT APPROVAL

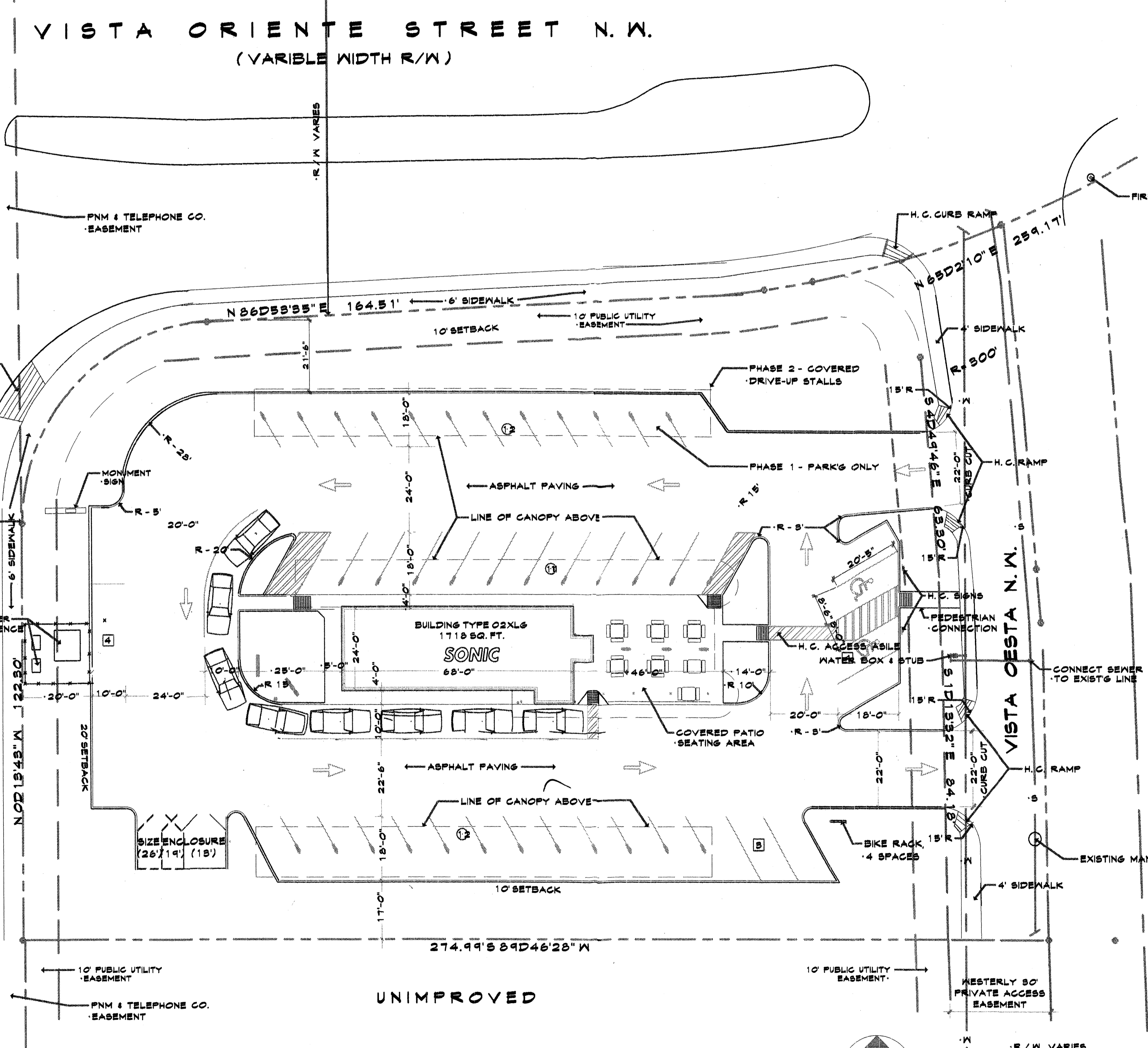
APPLICATION NO. _____
PROJECT NO. _____

Traffic Engineering, Transportation Planning
Utilities Development
Parks and Recreation Department
City Engineer
Michael Holten
Solid Waste Management
DRB Chairperson, Planning Department

3PBP
PRELIMINARY PLAT
APPROVED BY DRB
ON 6/08/05

Date _____
Date _____
Date 5-23-05
Date _____

LEGAL DESCRIPTION
TRACT #19, LADERA INDUSTRIAL CENTER



SITE PLAN 1" = 20'
0' 10' 20' 30' 40'

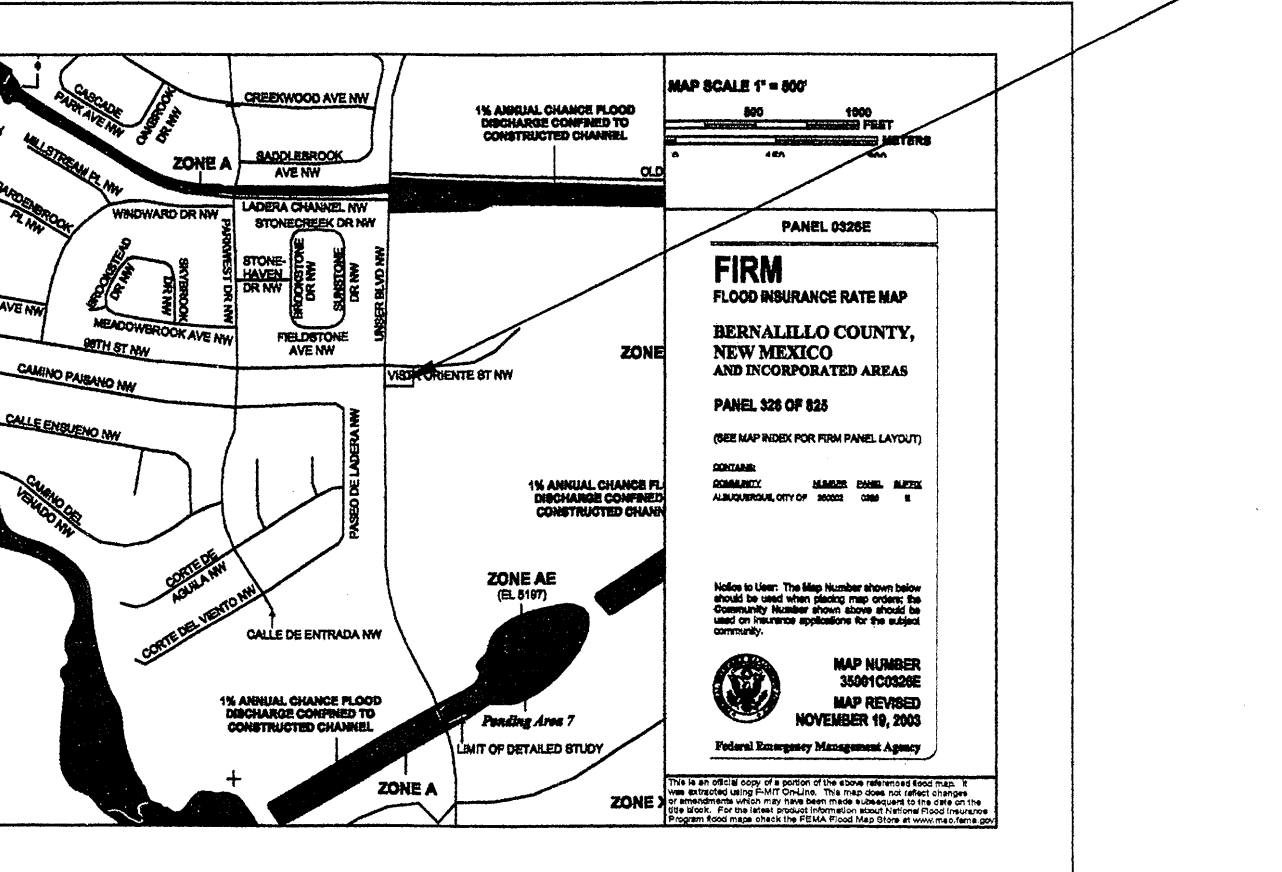
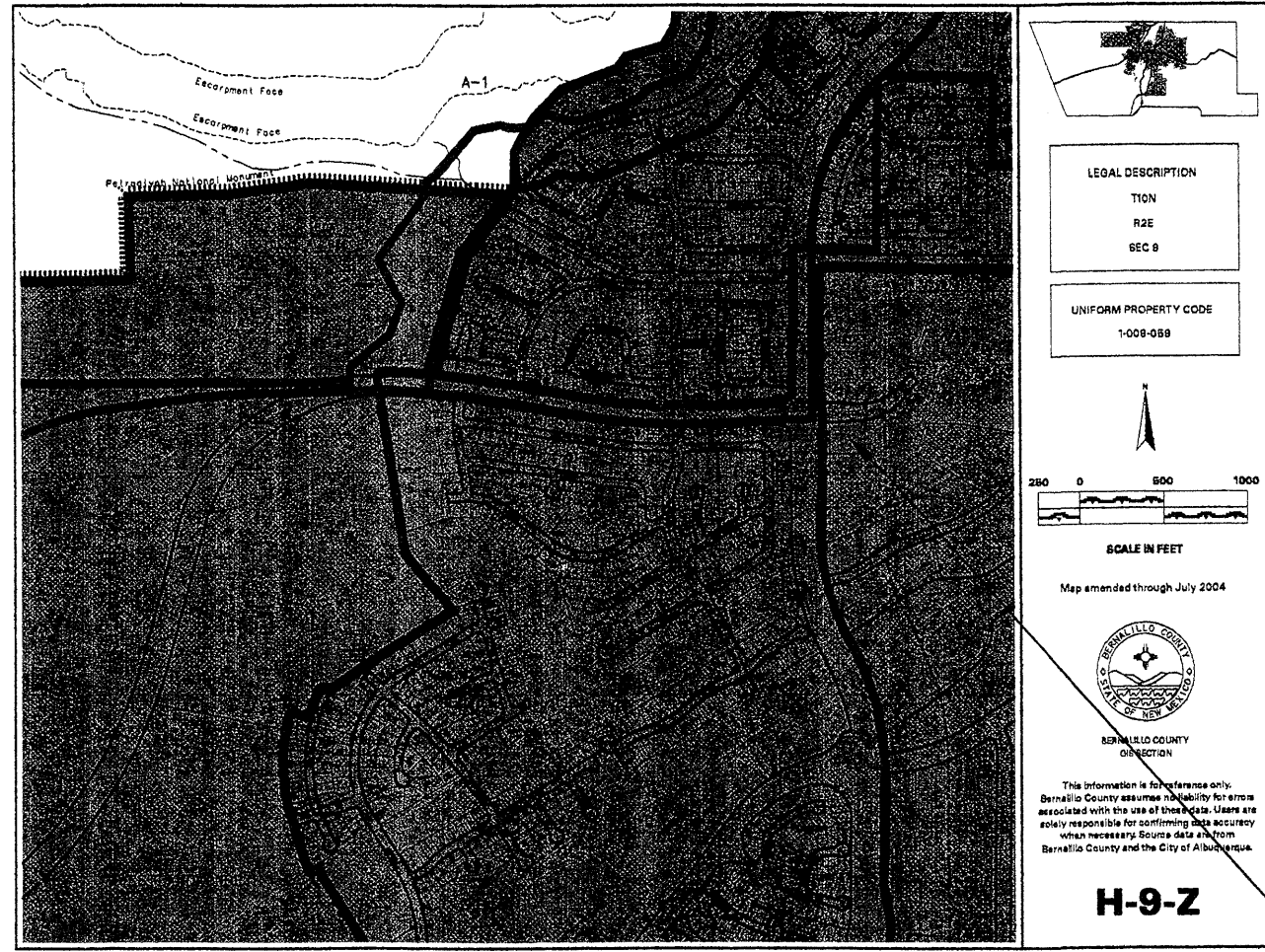
JOB NO. _____
DATE: MAY '05
REVISION: _____
DRAWN BY: _____
CHECKED BY: J.W.M.

SHEET TITLE
SITE PLAN, NOTES AND DETAILS

PLANNERS
MILLER AND ASSOCIATES
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87110
PHONE 505/948-1512
ARCHITECTS

SONIC
2119 VISTA OESTA N.W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE
SP



GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (2119 VISTA OESTE N.W.) TRACT 19, LADERA BUSINESS PARK UNIT 2, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS
 AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.1484 ACRES MORE OR LESS AND IS LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD. N.W. AND VISTA ORIENTE STREET N.W. CURRENTLY THE SITE IS VACANT WITH A SLOPE FROM SOUTHWEST TO NORTHEAST. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0328E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE, NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

PROPOSED CONDITIONS
 AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 1718 SQ. FT. BUILDING AND 3,920 SQ. FT. OF CANOPY AREA ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY MARK GOODWIN AND ASSOCIATES IN NOVEMBER OF 2002, AND CERTIFIED IN AUGUST OF 2004. THE MASTER PLAN ALLOWS FOR THE FREE DISCHARGE OF WATER ONTO VISTA OESTE N.W., WHICH EVENTUALLY ENTER INTO THE MIREHAVEN DIVERSION CHANNEL. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40+ ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

PROJECT AREA = 1.1484 ac.
 PROPOSED SONIC @ UNSER AND VISTA ORIENTE ST. N.W.
 ZONE 1
 PRECIPITATION: 360 = 2.20 in.
 1440 = 2.66 in.
 10day = 3.67 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.44 in.	1.29 cfs/ac.
TREATMENT B 0.67 in.	2.03 cfs/ac.
TREATMENT C 0.99 in.	2.87 cfs/ac.
TREATMENT D 1.97 in.	4.37 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0.426 ac.
TREATMENT C 1.1484 ac.	0 ac.
TREATMENT D 0 ac.	0.7224 ac.

EXISTING EXCESS PRECIPITATION:
 Weighted E = (0.44)(0.00) + (0.67)(0.00) + (0.99)(1.15) + (1.97)(0.00) / 1.15 ac.
 V100-360 = (0.99)(1.15) / 12 = 0.094743 ac-ft = 4127 CF

EXISTING PEAK DISCHARGE:
 Q100 = (1.29)(0.00) + (2.03)(0.00) + (2.87)(1.15) + (4.37)(0.00) = 3.30 CFS

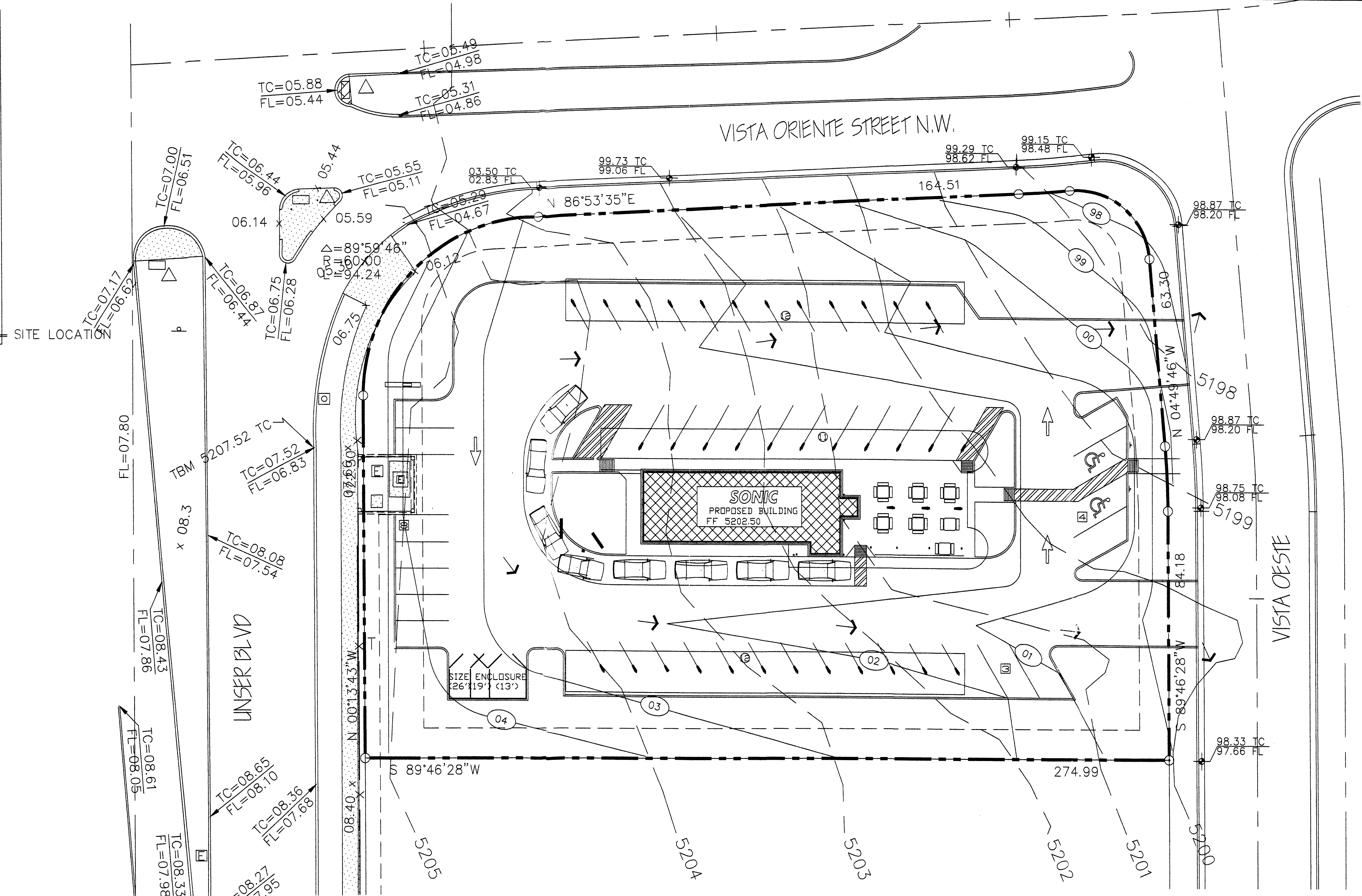
PROPOSED EXCESS PRECIPITATION:
 Weighted E = (0.44)(0.00) + (0.67)(0.43) + (0.99)(0.00) + (1.97)(0.72) / 1.15 ac.
 = 1.49 in.

V100-360 = (1.49)(1.15) / 12.0 = 0.142379 ac-ft = 6202 CF

V100-1440 = (0.14)(0.72) + (2.86 - 2.20) / 12 = 0.170071 ac-ft = 7408 CF

V100-10day = (0.14)(0.72) + (3.67 - 2.20) / 12 = 0.230873 ac-ft = 10057 CF

PROPOSED PEAK DISCHARGE:
 Q100 = (1.29)(0.00) + (2.03)(0.43) + (2.87)(0.00) + (4.37)(0.72) = 3.16 CFS
 DECREASE 3.30 CFS - 3.16 CFS = 0.14 CFS



SYMBOL LEGEND

EXISTING CONTOUR ——— 5205

EXISTING SPOT ELEVATION ——— (73.5)

DESIGN CONTOUR ——— (03.50 TC / 02.83 FL)

PROPOSED SPOT ELEVATION ———

PROPERTY LINE ———

EASEMENT LINE - - - - -

FLOW DIRECTION ———

DOWN SPOUT ■

ABBREVIATION LEGEND

TOP OF CONC APRON — TCA

TOP OF CURB — TC

TOP OF ASPHALT — TA

TOP OF BERM — TB

BOTTOM OF POND — BP

FINISHED FLOOR — FF

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DICES, SWALES, AND OTHER TEMPORARY GRADINGS AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon; shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to Commercial use.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
- Maintenance of this facilities shall be the responsibility of the owner of the property served.

BENCHMARK
 C.O.A. CONTROL BENCHMARK "3-HI" THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, SOUTHWEST OF THE LASERA GOLF COURSE. THE STATION MARK IS A STANDARD ACS BRASS CAP STAMPED "3-HI" SET FLUSH IN THE CONCRETE SURFACE OF THE SPILLWAY. ELEVATION: 5207.52

T.B.M.: P.C. OF UNSER AND VISTA ORIENTE N.W. AS SHOWN ON PLAN DRAWING ELEVATION: 5207.52

LEGAL DESCRIPTION
 TRACT 19 LADERA BUSINESS PARK UNIT 2

Scale 1" = 20' - 0"



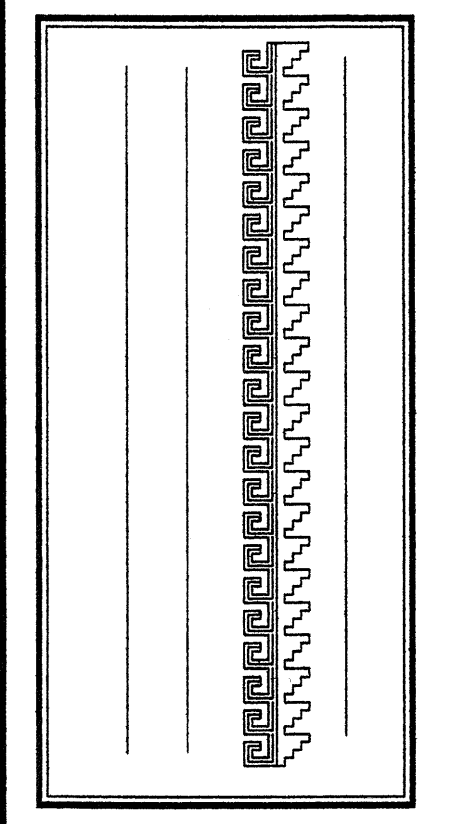
JOB NO: XXXXXX
 DATE: APRIL 2005

REVISIONS

Sheet Title: **GRADING & DRAINAGE PLAN**

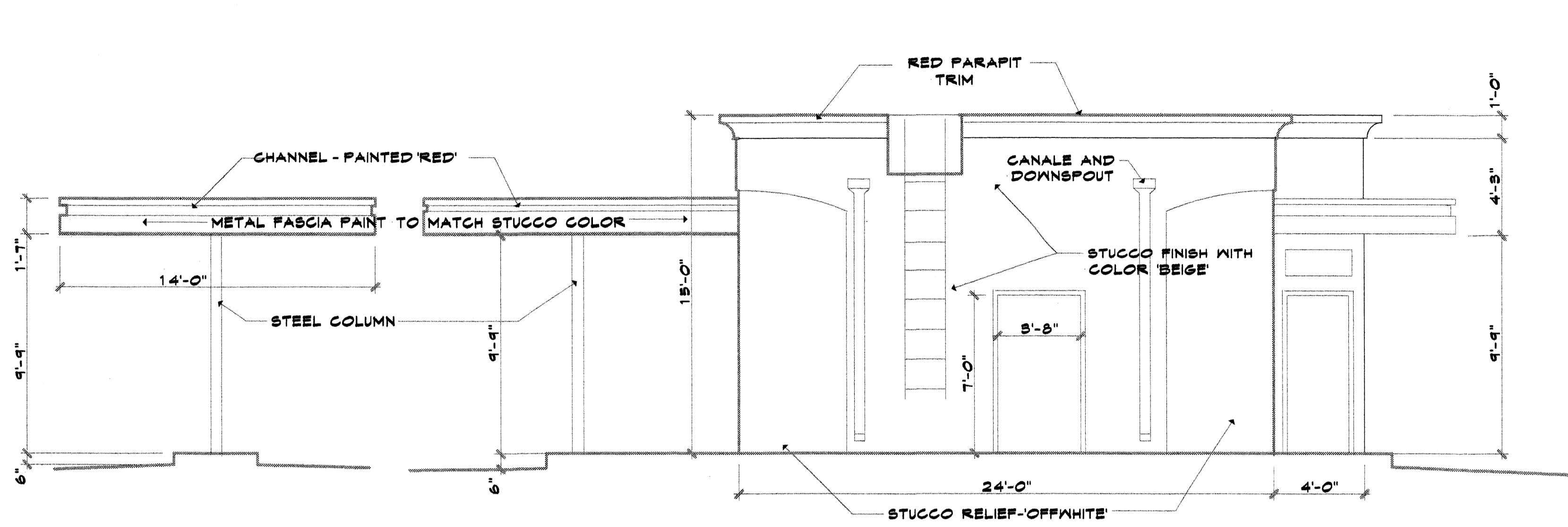
Drawn By: HTH/BJM

Checked By: _____

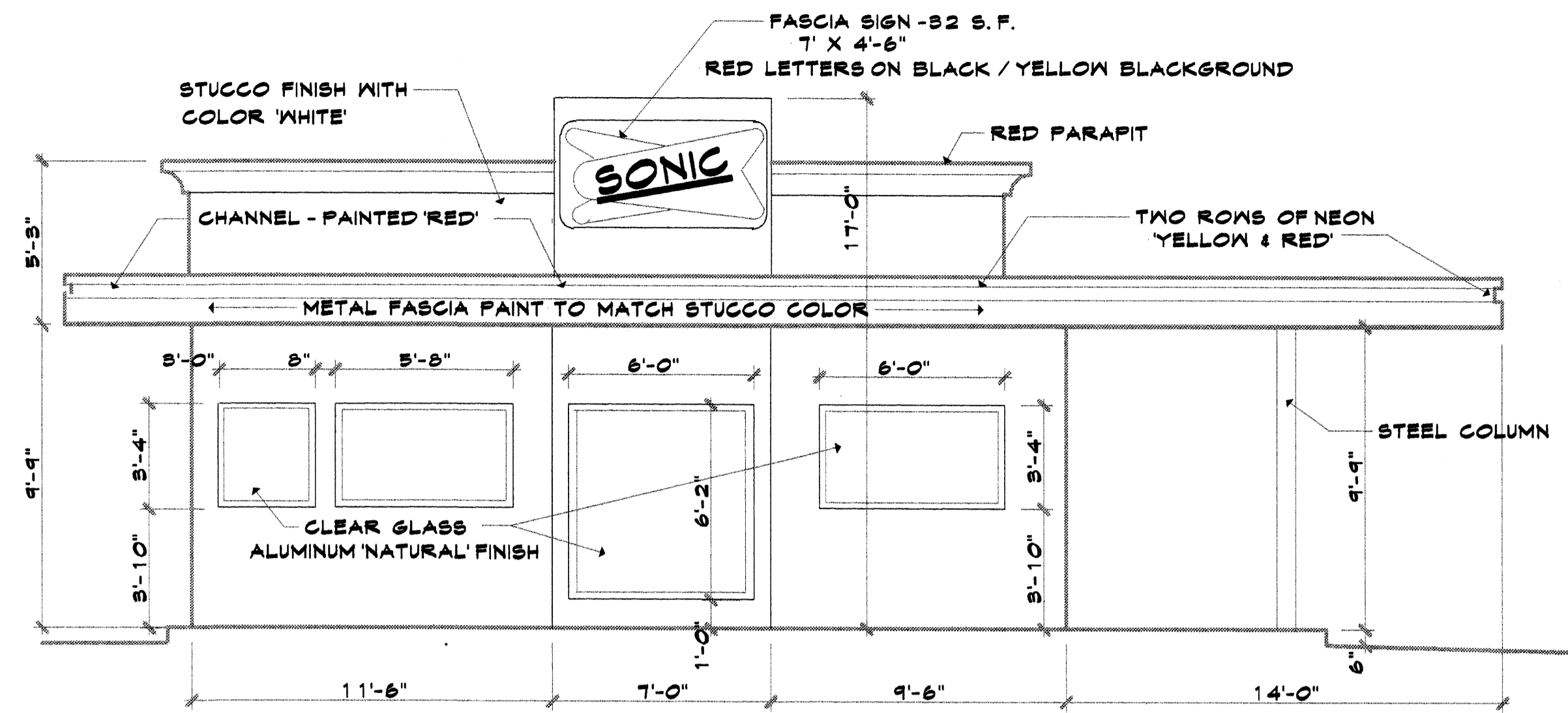


Project Name: **PROPOSED SONIC @ UNSER & VISTA ORIENTE STREET N.W.**
2119 VISTA ORIENTE STREET N.W.
 ALBUQUERQUE, NEW MEXICO

SHEET NO. **GD**

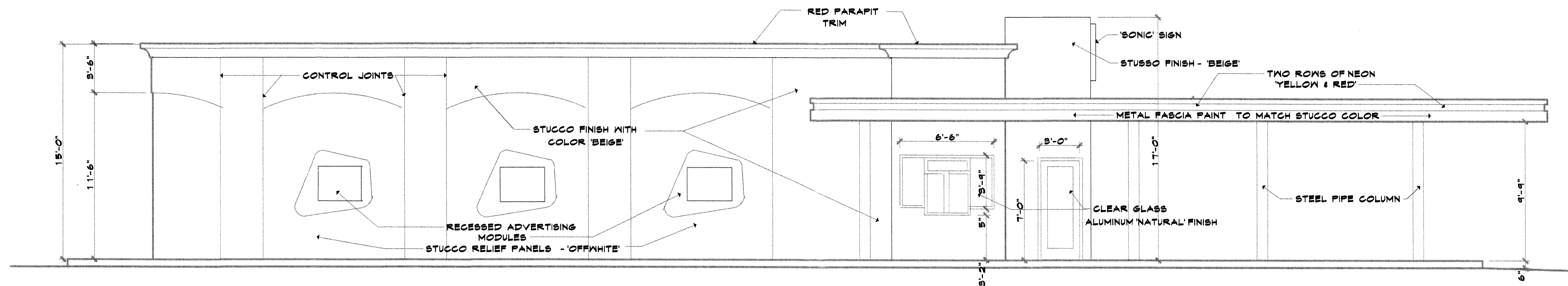


WEST ELEVATION 1/4" = 1'-0"

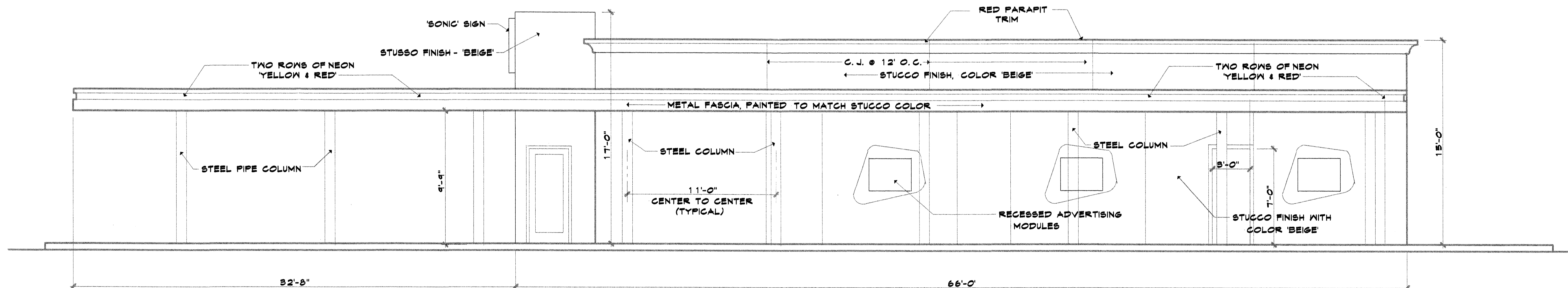


EAST ELEVATION 1/4" = 1'-0"

CANOPY ELEVATION 1/4" = 1'-0"
FREE STANDING CANOPY

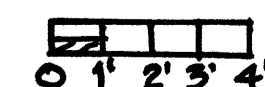


SOUTH ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

EXTERIOR BUILDING ELEVATIONS



JOB NO: _____
 DATE: MAY 08
 REVISION: _____
 DRAWN BY: _____
 CHECKED BY: J.W.M.

EXTERIOR BUILDING ELEVATIONS

SHEET TITLE

ARCHITECTS
MILLER AND ASSOCIATES
 PLANNERS
 5220 SECOND STREET, N. W.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE (505) 945-1512

SONIC
 2119 VISTA OESTA N.W.
 ALBUQUERQUE, NEW MEXICO

JOB TITLE